

Wesley Haslam (1878) & Eastlands (1951)

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70 Clifton Park Road, Rhyl, Denbighshire LL18 4AW Offers Around £110,000

An opportunity to acquire a traditionally built double fronted 2 Bed Detached Bungalow sited in a popular residential area of Rhyl. The property is in need of a full scheme of renovation and upgrading throughout and briefly affords: Hall, Lounge, Living Room, Kitchen, Shower Room and 2 Bedrooms. Front garden area with potential parking space and concreted and paved rear garden.

NO ONWARD CHAIN







Hall

Radiator, power points and laminate flooring.

Lounge 13'6(into bay window) x 11' (4.11m(into bay window) x 3.35m)

Tiled fireplace with gas fire(not tested). Radiator, power points and double glazed window.

Living Room $10'10 \times 10' (3.30m \times 3.05m)$

Fireplace, radiator, power points, double glazed window and cupboard with gas fired central heating boiler(not tested) Glazed door to

Kitchen 6' x 10'8 (1.83m x 3.25m)

Base and wall mounted cupboards, formica topped work surfaces. Stainless steel sink unit with single drainer and mixer tap. Power points, plumbing for automatic washing machine and gas cooker point. Double glazed window and matching door to exterior.

Shower Room

Comprising of a three piece suite including shower cubicle, pedestal wash hand basin and close couple WC. Radiator, part tiled walls and double glazed window.

Bedroom 1 13'6(into bay window) x 10'8 (4.11m(into bay window) x 3.25m)
Radiator, gas heater, power points and double glazed bay window.

Bedroom 2 10' x 8'6(plus doorway) (3.05m x 2.59m(plus doorway))

Radiator, gas heater, power points and double glazed window.

Exterior

Front garden being laid to slate and with potential parking. Slated side area gives access to the rear.

Concrete and paved rear garden area with Shed.

Directions

From the Agents Office on Russell Road continue along taking the second turning on the right hand side into Bath Street. Proceed down Bath Street taking a left turn onto Brighton Road. Continue along over the Grange Road bridge onto Grange Road and take the third turning on your left hand side into Clifton Park Road. Continue down and as the road turn right proceed ahead and Number 70 can be seen on the left hand side.

Agents Notes

Please Read Carefully

- 1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
- 2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
- 3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
- 4. All viewings and negotiations are to be carried out through The Agents. 5. This sales detail is protected by the Laws of Copyright.
- 6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
- 7. Details prepared 24th June 2022
- 8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number N00766-0
- 9. COUNCIL TAX BAND C FREEHOLD
- 10. Could we request that any offer submitted is done so via email along with your source of finance to meet regulations.



















